

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 LUCCA COURT, LEOPOLD, VIC 3224

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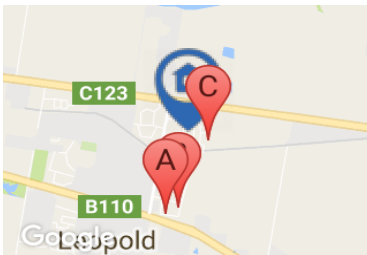
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$585,000 to \$610,000

Provided by: Milly Nunn, Hocking Stuart Geelong

SUBURB MEDIAN



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 2017

Provided by: pricerfinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



37 TRUMPER CRES, LEOPOLD, VIC 3224

4
 2
 5

Sale Price

\$580,000

Sale Date: 21/04/2016

Distance from Property: 1.2km



5 TRUMPER CRES, LEOPOLD, VIC 3224

3
 2
 4

Sale Price

\$600,000

Sale Date: 29/07/2016

Distance from Property: 1.1km



8 PESCIA CRT, LEOPOLD, VIC 3224

3
 2
 2

Sale Price

\$580,000

Sale Date: 23/10/2016

Distance from Property: 290m



This report has been compiled on 23/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricerfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 LUCCA COURT, LEOPOLD, VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$585,000 to \$610,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
37 TRUMPER CRES, LEOPOLD, VIC 3224	\$580,000	21/04/2016
5 TRUMPER CRES, LEOPOLD, VIC 3224	\$600,000	29/07/2016
8 PESCIA CRT, LEOPOLD, VIC 3224	\$580,000	23/10/2016